

Identification of the Area

Name or Designation: Area 17, University, Wallingford, Roosevelt, Sandpoint

Boundaries:

Area 17 is bound on the north by NE 95th. Street, on the east by Lake Washington, and on the south by Lake Union. The western boundary is Interstate 5 from NE 50th Street to NE 95th Street. The western boundary runs west along 50th Street to Woodland Park Avenue N and from there south to the lake. Area 17 formerly included the Green Lake neighborhood, between Aurora Avenue N and Interstate 5.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

The area included in the Assessor's Commercial Area 17 includes northeast Seattle approximately from Interstate 5 to Lake Washington and from Lake Union and Portage Bay north to NE 95th Street. It is divided for the purpose of assessment into economic neighborhoods each of which includes one or more business districts, as shown on the accompanying neighborhood map:

10	Stone Way - Northlake - Pacific Street
20	Wallingford
40	Roosevelt - Lake City Way
50	Roosevelt District
60	University District
70	University Village
80	Wedgewood
90	East Maple Leaf
100	View Ridge - Sand Point

The Green Lake neighborhood (Neighborhood 30) is now included in Area 19.

Neighborhood 10 is Stone Way - Northlake - Pacific Street. Along Stone Way between N 40th Street and Lake Union is an area of older retail and service businesses with a number of industrial properties. The three east-west streets lying north of Lake Union are Northlake Avenue, N 34th Street, and Pacific Avenue. These have a combination of newer residential and mixed-use projects, small office buildings, and older industrial properties.

Neighborhood 20 includes Wallingford, a major business district located along N 45th Street between Stone Way N and I-5 and along Stone Way from N 40th Street to N 45th Street.

Neighborhood 40 includes the commercial areas along Roosevelt Way and Lake City Way between NE 75th Street and NE 95th Street.

Neighborhood 50 is the Roosevelt business district. It includes the commercial businesses along Roosevelt Way from Ravenna Boulevard to NE 75th Street and along NE 65th Street from I-5 to 20th Avenue NE.

Neighborhood 60 is the University District. It is bordered by I-5 on the west, NE Ravenna Boulevard on the north, Ravenna Avenue on the east, and the University of Washington on the south. The eastern part of the district, along University Way and Brooklyn Avenue is the retail center. The western part has had considerable new development, including new office buildings, a new hotel, and several new apartment and congregate living projects. Directly north of the University campus is the residential area which includes fraternities, sororities, and rooming houses which provide student housing.

Neighborhood 70 is the University Village neighborhood. It includes the University Village shopping center and the retail and service businesses located along 25th Avenue NE, NE Blakely, NE 50th Street, and Union Bay Place NE.

Neighborhood 80 includes the shopping districts along NE 65th Street east of 20th Avenue NE and along 35th Avenue NE. NE 65th Street has seen recent development activity, with the remodeling of the former PCC grocery store into a bookstore and coffee shop and two new mixed use developments on the north side of NE 65th Street.

Neighborhood 90, from 30th Avenue NE to 40th Avenue NE between NE 75th Street and NE 95th Street has little commercial development.

Neighborhood 100, lying to the east of 40th Avenue NE, is a primarily residential neighborhood, including View Ridge, Windemere, Laurelhurst, and Sand Point. The former Sand Point Naval Air Station has been converted to other public uses including Warren G. Magnuson Park, public housing, and office space for community

organizations. There is a small shopping district along Sand Point Way at about 50th Avenue NE. The Childrens' Orthopedic Hospital is located at Sand Point Way and NE 50th Street.

Neighborhood 110 is the University of Washington.

Economic activity within Area 17 can be divided between region building activity, which exports to the larger regional economy, and region serving activity. The region building activities are the basis of the local economy, and the region serving businesses depend on the level of region building activity. The principal region building activity is the University of Washington, which attracts large numbers of students and provides employment for faculty and staff. Other region builders include the Children's Orthopedic Hospital, located on Sand Point Way at NE 50th Street, the home office of the Safeco Insurance Company, at NE 45th Street and 12th Avenue NE, and the shipyard activity along Lake Union and Portage Bay. The University Village shopping center has also become a region builder, having developed into a regional specialty center or lifestyle mall. Region serving activities include the smaller retail and service businesses located in the seven business centers.

Important changes have been taking place in these centers over the past several years. The University District was formerly a region building activity in itself, with a number of retail stores which attracted shoppers from around the Seattle area. These stores, including the Penneys Department Store, Nordstrom Department Store, and smaller specialty shops, have moved out of the district or are moving out at this time as leases expire. Many small restaurants and other businesses catering to the student population have taken their place, but commercial vacancies along University Way have been higher than the city average for several years. The exception is the University Bookstore, which carries textbooks and supplies for University classes. It also contains a large selection of popular books, music, camera supplies and clothing. It continues to attract shoppers from outside the University neighborhood.

Another important development, common to all the business centers in Area 17, has been the construction of large numbers of new apartments and residential condominiums. Until recently, apartment vacancies in the area were very low and rental rates were increasing rapidly, with the result that apartment properties were appreciating in value. This brought on a surge of multi-family development, especially in the eastern and northeastern parts of the University District.

Land in the area has seen significant increases in value, as evidenced by recent sales, so that now many properties have land values higher than the value in their existing use. In other words, the existing uses are not the use that the land would be put to if it were vacant, and increasingly are not the highest and best use of the properties as presently developed. The implication is that major redevelopment activity will be taking place in Area 17 in the next few years, following the regional and national economies' recovery from the recent recession. This is taking place now in the University District, with the recent completion of new office properties and a new hotel in the vicinity of Roosevelt

Way and NE 45th Street. The Roosevelt district, along Roosevelt Way and along NE 65 Street between Roosevelt Way and 15th Avenue NE is another area of rising land values.

The University Village shopping center, lying east of 25th Avenue NE and north of NE 45th Street, has become a regional specialty center, with the Barnes and Noble bookstore and the Eddie Bauer store, and with several "high-end" shops, including Pottery Barn, Restoration Hardware, Crate and Barrel, and Miller-Pollard furnishings. The shopping center has recently been renovated and expanded with new retail shops, a five story parking garage, and additional office space.

Preliminary Ratio Analysis:

A Ratio Study was completed prior to the application of the recommended Roll 2006 values. This study included sales of improved parcels and showed a Coefficient of Variation (COV) of 16.82%. The study was repeated after application of the recommended 2005 assessed values. The results are included in the validation section of this report, and show an improvement in the COV to 8.52%.

Scope of Data

Land Value Data:

Vacant sales between January 1, 2002 and December 31, 2004 were considered in valuing land. Vacant sales are defined as transactions representing Value In Land to the purchaser. The category includes properties undeveloped at the time of sale and properties which were purchased for redevelopment rather than to continue the existing use.

Improved Parcel Total Value Data:

Sales of improved properties between January 1, 2002 and December 31, 2004 (at a minimum) were considered in estimating market values of improved properties. Sales information is obtained from excise tax affidavits and reviewed by neighborhood appraisers to confirm that sales are "arms length" market transactions representing market value. Appraisers confirm sales through public record, through inspection of sale properties, and through interviews with buyers, sellers, and agents. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the Assessor's Office in the King County Administration Building, 500 4th Avenue in Seattle.

Land Value

Land Sales, Analysis, Conclusion:

Commercial, industrial and multi-family properties in Area 17 were examined to determine if changes in the assessed value of land were warranted for assessment year 2004. Changes were considered based on recent land sales and on the need to achieve equalization among similar parcels.

There were thirty land sales in Area 17 between January 1, 2002 and December 31, 2004. These are shown in the following table.

Land Sales by Type and Sub-area				
	Commercial	Industrial	Multi-family	Total
Neighborhood 10	0	0	0	0
Neighborhood 20	5	0	0	5
Neighborhood 40	3	0	3	6
Neighborhood 50	1	0	0	1
Neighborhood 60	5	0	4	9
Neighborhood 70	5	0	0	5
Neighborhood 80	1	0	2	3
Neighborhood 90	0	0	1	1
Neighborhood 100	0	0	0	0
Total	20	0	10	30

Land value ranges in Area 17 are \$40.00 to \$90.00 per square foot for commercial land, \$40.00 to \$70.00 per square foot for multi-family land and \$15.00 to \$60.00 per square foot for industrial land. Values tend to be lowest in the northern part of the area and highest within the principal business districts. Industrially zoned land is limited to Neighborhood 10. The higher valued industrial parcels are those with view potential.

Ranges of value within the individual neighborhoods are shown by zoning type in the following table.

Land Value per Square Foot by Zoning and Neighborhood			
Neighborhood	Zoning		
	Commercial	Industrial	Multi-family
10	\$50.00 - \$60.00	\$35.00 - \$60.00	\$45.00 - \$50.00
20	\$60.00 - \$70.00	-	\$50.00 - \$65.00
30	\$50.00 - \$60.00	-	\$40.00 - \$60.00
40	\$40.00 - \$45.00	-	\$40.00 - \$45.00

50	\$50.00 - \$70.00	-	\$40.00 - \$60.00
60	\$60.00 - \$90.00	-	\$50.00 - \$60.00
70	\$40.00 - \$50.00	-	\$35.00 - \$40.00
80	\$40.00 - \$45.00	-	\$35.00 - \$40.00
90	\$40.00 - \$50.00	-	\$35.00 - \$40.00
100	\$40.00 - \$50.00	-	\$35.00 - \$40.00

Some selected values lie outside these ranges due to special considerations such as view, corner location or adverse environmental conditions.

Recommended values for Roll year 2006 (Assessment date January 1, 2005) result in an increase in total land value between January 1, 2004 and January 1, 2005 of 4.62%. Total assessed value of land was \$1,859,530,300 for Assessment Year 2004 and is recommended to be \$1,945,352,400 for Assessment Year 2005.

Vacant Land Model:

The direct sales comparison approach was used to estimate land values. The most important considerations were development potential, based on zoning, and location relative to major activity centers.

Improved Parcel Total Values:

Sales comparison approach model description:

In the sales comparison approach, sales of improved properties are used to establish value ranges for various types of use. Sales for Area 17 were verified and analyzed to determine the sale price per square foot of net rentable area. This information was stratified according to use and location in order to set value ranges for classes of properties. A set of value ranges was created for the entire geographic area and is then adjusted for local conditions within each neighborhood.

Cost approach model description:

Value estimates by the cost approach were made using a software program supplied by the Marshall Valuation Service, a widely accepted guide to construction costs in the real estate industry. The model requires that the floor area of the building be classified among a series of coded uses and that the building structure, quality, shape, and heating system be specified. The appraiser estimates the building's effective age based on its actual age, observed condition, and obsolescence present, and the model calculates replacement cost and depreciation. Depreciated replacement cost is added to site value to obtain the value estimate by the cost approach.

The cost approach is used to estimate the value of public facilities and other buildings such as churches which have highly specialized configuration and which are not frequently sold. Estimates of depreciated replacement cost are calculated for other properties as well but are given less weight than the sales comparison and income approaches, which are considered to more accurately reflect the real estate market.

Cost calibration

Each appraiser valuing new construction can individually calibrate valuations to specific buildings in our area by accessing the computerized valuation model supplied by Marshall Valuation Service.

Income capitalization approach model description

The income capitalization model consists of a series of tables in which ranges of rent, vacancy, operating expenses, and overall capitalization rates are arrayed according to building quality and effective age. (See appendix) Tables are prepared for different types of income producing properties, (e.g. office buildings, retail stores, or restaurants). A separate set of tables is prepared for each sub-area, and the income model applies the appropriate table to each of the income producing properties in each sub-area to produce a value estimate by direct capitalization.

The valuation process includes the following steps:

- (1) The program multiplies the property's net rentable area by the market rent to derive potential gross income (PGI)
- (2) The program subtracts allowances for vacancy and operating expenses to derive net operating income (NOI).
- (3) The program capitalizes NOI (divides it by the overall rate) to produce the value estimate.

Income approach calibration

Parameters used in the income model (market rental rates, vacancy and operating expense ratios, and overall capitalization rates) were derived from published sources, from surveys and from analysis of sales of improved properties in the Area within the past three years.

Property Type	Typical Rent Range	Overall Rent Range	Expenses	OAR Range
Apartments	\$12.00 to \$14.00	\$9.00 to \$15.00	35% - 40%	.065 - .075
Restaurants	\$15.00 to \$18.00	\$9.00 to \$24.00	10%	.080 - .090
Retail	\$12.00 to \$25.00	\$9.00 to \$30.00	10%	.080 - .090
Offices	\$12.00 to \$18.00	\$9.00 to \$24.00	10% - 30%	.080 - .090
Med/Dent Offices	\$15.00 to \$21.00	\$12.00 to \$24.00	10% - 30%	.080 - .090
Supermarket	\$12.00 to \$15.00	\$7.00 to \$18.00	10%	.080 - .095
Department store Discount store	\$12.00 to \$15.00	\$9.00 to \$21.00	10%	.080 - .095
Convenience Stores	\$12.00 to \$16.00	\$9.00 to \$18.00	10%	.080 - .095
Day Care Centers	\$12.00 to \$14.00	\$9.00 to \$16.00	10%	.080 - .095
Industrial/Whse	\$8.00 to \$10.00	\$7.00 to \$12.00	10%	.080 - .095
Service Garages and Mini-Lubes	\$9.00 to \$10.00	\$9.00 to \$12.00	10%	.080 - .095
Storage garage	\$3.00 to \$6.00	\$3.00 to \$9.00	10%	.080 - .095
Basement, Mezzanine	\$3.00 to \$6.00	\$3.00 to \$9.00	10%	.080 - .095
Vacancy Rate for all property types in Area 17 is 5%				

Model Validation

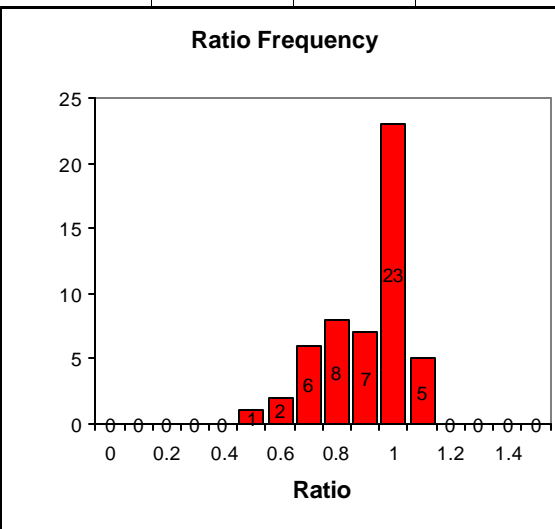
Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is office reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

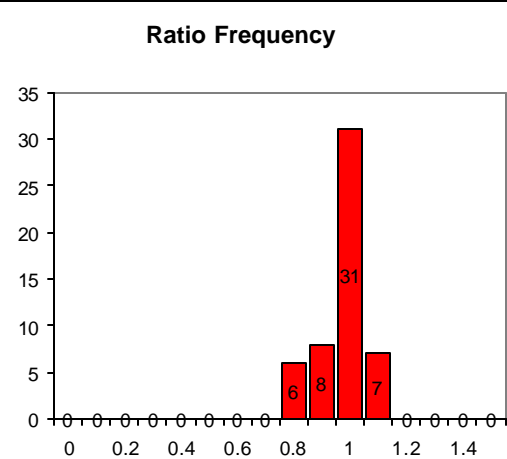
Application of the total Value Model described above results in improved equity between individual properties as shown by the improvement in the C.O.V. from 16.82% to 8.52% and the C.O.D. from 12.47% to 6.32%. This reflects an improvement from previous values. In addition, the resulting assessment level is 93.5%. These figures are presented in the 2004 and 2005 Ratio Analysis charts included in this report.

The total assessed value of Area 17 for Assessment Year 2004 was \$2,514,717,150. The total recommended assessed value for the 2005 Assessment Year is \$2,614,428,400. This amounts to a total change of approximately +3.97%.

Area 017 - Northeast Seattle
A 2005 Ratio Looking At Sales
Using The 2004 Assessed Values

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:																							
North Crew	1/1/2004	4/26/2005	1/1/02 - 12/31/04																							
Area	Appr ID:	Prop Type:	Trend used?: Y / N																							
17	SWIL	Improvement	N																							
SAMPLE STATISTICS																										
Sample size (n)	52	<div>Ratio Frequency</div>  <p>A histogram showing the frequency of ratios. The x-axis is labeled 'Ratio' and ranges from 0 to 1.4 with increments of 0.2. The y-axis is labeled 'Ratio Frequency' and ranges from 0 to 25 with increments of 5. The bars are red. The frequencies for each ratio bin are: 0.4-0.5: 1, 0.5-0.6: 2, 0.6-0.7: 6, 0.7-0.8: 8, 0.8-0.9: 7, 0.9-1.0: 23, 1.0-1.1: 5, 1.1-1.2: 0, 1.2-1.3: 0, 1.3-1.4: 0.</p> <table border="1"><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.4-0.5</td><td>1</td></tr><tr><td>0.5-0.6</td><td>2</td></tr><tr><td>0.6-0.7</td><td>6</td></tr><tr><td>0.7-0.8</td><td>8</td></tr><tr><td>0.8-0.9</td><td>7</td></tr><tr><td>0.9-1.0</td><td>23</td></tr><tr><td>1.0-1.1</td><td>5</td></tr><tr><td>1.1-1.2</td><td>0</td></tr><tr><td>1.2-1.3</td><td>0</td></tr><tr><td>1.3-1.4</td><td>0</td></tr></tbody></table>			Ratio	Frequency	0.4-0.5	1	0.5-0.6	2	0.6-0.7	6	0.7-0.8	8	0.8-0.9	7	0.9-1.0	23	1.0-1.1	5	1.1-1.2	0	1.2-1.3	0	1.3-1.4	0
Ratio	Frequency																									
0.4-0.5	1																									
0.5-0.6	2																									
0.6-0.7	6																									
0.7-0.8	8																									
0.8-0.9	7																									
0.9-1.0	23																									
1.0-1.1	5																									
1.1-1.2	0																									
1.2-1.3	0																									
1.3-1.4	0																									
Mean Assessed Value	679,700																									
Mean Sales Price	780,000																									
Standard Deviation AV	481,852																									
Standard Deviation SP	509,357																									
ASSESSMENT LEVEL																										
Arithmetic mean ratio	0.861	<div>These figures reflect measurments before posting new values.</div>																								
Median Ratio	0.916																									
Weighted Mean Ratio	0.871																									
UNIFORMITY																										
Lowest ratio	0.4340																									
Highest ratio:	1.0463																									
Coefficient of Dispersion	12.47%																									
Standard Deviation	0.1448																									
Coefficient of Variation	16.82%																									
Price-related Differential	0.99																									
RELIABILITY																										
95% Confidence: Median																										
Lower limit	0.836																									
Upper limit	0.953																									
95% Confidence: Mean																										
Lower limit	0.821																									
Upper limit	0.900																									
SAMPLE SIZE EVALUATION																										
N (population size)	1201																									
B (acceptable error - in decimal)	0.05																									
S (estimated from this sample)	0.1448																									
Recommended minimum:	33																									
Actual sample size:	52																									
Conclusion:	OK																									
NORMALITY																										
Binomial Test																										
# ratios below mean:	20																									
# ratios above mean:	32																									
z:	1.52542554																									
Conclusion:	Normal*																									
*i.e., no evidence of non-normality																										

Area 017 - Northeast Seattle
2005 Assessment Year
Ratio of sales to 2005 AV

Quadrant/Crew:		Lien Date:		Date:		Sales Dates:	
North Crew		1/1/2005		4/26/2005		1/1/02 - 12/31/04	
Area		Appr ID:		Prop Type:		Trend used?: Y / N	
17		BCHR		Improvement		N	
SAMPLE STATISTICS							
Sample size (n)		52		<div>Ratio Frequency</div> 			
Mean Assessed Value		729,300					
Mean Sales Price		780,000					
Standard Deviation AV		490,953					
Standard Deviation SP		509,357					
ASSESSMENT LEVEL				<div>These figures reflect the measurments after posting new values.</div>			
Arithmetic mean ratio		0.929					
Median Ratio		0.938					
Weighted Mean Ratio		0.935					
UNIFORMITY							
Lowest ratio		0.7071					
Highest ratio:		1.0719					
Coefficient of Dispersion		6.32%					
Standard Deviation		0.0791					
Coefficient of Variation		8.52%					
Price-related Differential		0.99					
RELIABILITY							
95% Confidence: Median							
Lower limit		0.916					
Upper limit		0.962					
95% Confidence: Mean							
Lower limit		0.907					
Upper limit		0.950					
SAMPLE SIZE EVALUATION							
N (population size)		1201					
B (acceptable error - in decimal)		0.05					
S (estimated from this sample)		0.0791					
Recommended minimum:		10					
Actual sample size:		52					
Conclusion:		OK					
NORMALITY							
Binomial Test							
# ratios below mean:		24					
# ratios above mean:		28					
z:		0.416025147					
Conclusion:		Normal*					
*i.e., no evidence of non-normality							

Improvement Sales for Area 017 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.
017	010	182504	9053	7,460	1923384	\$1,012,000	11/19/02	\$135.66	TOTEM GIRL SCOUT COUNCIL	C1-40	1
017	010	226150	0005	1,998	2037364	\$430,000	04/30/04	\$215.22	RETAIL	NC2-40	1
017	010	408330	6755	0	2018179	\$425,000	02/10/04	\$0.00	SFR converted to Law office.	C2-40	1
017	010	803370	0010	5,072	2064399	\$1,200,000	08/23/04	\$236.59	WASHINGTON STATE DAIRY COUNCIL	C1-40	1
017	020	007200	0070	1,847	1917393	\$365,000	10/22/02	\$197.62	SPORTS CARDS & HOUSE	NC2-40	1
017	020	051000	1109	5,200	2049740	\$795,000	06/25/04	\$152.88	LINDHOLM CONSTRUCTION	L-1 RC	1
017	020	189000	0005	83,608	2015543	\$5,295,000	01/28/04	\$63.33	UNIVERSITY PLAZA HOTEL	NC3-40	2
017	020	408380	3165	2,288	1970078	\$450,000	06/27/03	\$196.68	WALLINGFORD PRINTING	NC2-40	1
017	020	408380	3185	4,690	1962159	\$1,899,250	05/28/03	\$404.96	GREEN LANTERN TAVERN AND APTS	NC2-40	1
017	020	686520	0895	10,540	2002526	\$1,825,000	11/17/03	\$173.15	ASPIRO'S RETAIL CENTER	L-2 RC	1
017	020	686520	0945	1,509	1978347	\$535,000	07/30/03	\$354.54	FARMERS INS & 3-APTS	L-3 RC	1
017	020	782120	0005		2088538	\$375,000	12/01/04	\$0.00	SFR	L-3 RC	1
017	020	782120	0401	13,280	2067425	\$1,325,000	08/31/04	\$99.77	OFFICE	L-2	1
017	040	288770	0596	2,156	2031898	\$575,000	04/15/04	\$266.70	NORTHWEST YOUTH & FAMILY SVCS	C1-40	1
017	040	297980	0005	4,320	1948409	\$582,500	03/28/03	\$134.84	SOUND ADVICE	C1-40	1
017	040	510040	1240	2,100	1959978	\$290,000	05/20/03	\$138.10	MERRY MAIDS	NC2-40	1
017	040	510040	3247	4,800	2029441	\$1,000,000	04/05/04	\$208.33	7-11 & HIGHLANDER CTR	L-2 RC	1
017	040	510040	3462	1,920	1919012	\$275,000	10/15/02	\$143.23	APT/OFFICE	SF 5000	1
017	040	510040	3816	1,650	2077450	\$350,000	10/11/04	\$212.12	BILL'S ENGRAVING	L-2 RC	1
017	040	510140	2711	6,600	1902711	\$490,000	08/01/02	\$74.24	TLH ABATEMENT	L-2 RC	1
017	040	510140	4527	2,888	1921941	\$510,000	11/04/02	\$176.59	HOSS & SON UPHOLSTERY	L-2 RC	1
017	050	052504	9087	2,500	2001667	\$325,000	11/12/03	\$130.00	NEVA'S BARBER SHOP	NC2-40	1
017	060	082504	9028	1,638	2016127	\$367,500	01/28/04	\$224.36	THE MUSIC CLINIC	NC2-40	1
017	060	082504	9090	16,906	1903276	\$1,150,000	08/12/02	\$68.02	OMNIBUS ANTIQUES	NC2-40	1
017	060	092504	9050	2,679	1985136	\$500,000	08/25/03	\$186.64	ROOMING HOUSE	L-3	1
017	060	092504	9358	3,621	1985139	\$600,000	08/26/03	\$165.70	TRIPLEX	L-3	1
017	060	114200	0120	10,400	1955764	\$2,696,200	05/01/03	\$259.25	BARTELL'S AND APARTMENTS	NC3-65	1
017	060	114200	1395	3,880	2025843	\$588,000	03/19/04	\$151.55	JOHNNY'S FLOWERS	NC3-65	1
017	060	114500	0070	13,551	2083923	\$1,650,000	11/15/04	\$121.76	UNIVERSITY FORD PARTS & SERVICE	C1-65	1
017	060	286210	0600	5,467	1861811	\$744,500	01/04/02	\$136.18	MIXED USE BLDG	NC2-40	1
017	060	286210	0695	6,702	2076768	\$800,000	10/15/04	\$119.37	PATIO APTS & OFFICE	NC2-40	1
017	060	409230	1815	1,396	2035446	\$265,000	04/16/04	\$189.83	DUPLEX	L-3	1
017	060	522630	0025	3,248	2067962	\$505,000	09/01/04	\$155.48	DUPLEX & ROOMS	L-3	1
017	060	522630	0235	4,748	1998933	\$590,000	10/16/03	\$124.26	COWEN PARK GROCERY & DUPLEX	SF 5000	1
017	060	881640	0120	5,618	1961455	\$685,000	05/13/03	\$121.93	SQUIRE SHOP	NC3-65	1
017	060	881640	0345	7,502	2000375	\$1,575,000	10/31/03	\$209.94	THE WISE PENNY	NC3-65	1
017	060	881640	0670	2,571	1892991	\$430,000	06/19/02	\$167.25	TRIPLEX	NC3-65	1
017	060	881640	0935	4,120	2006057	\$935,000	12/01/03	\$226.94	LAUNDRY & RETAIL	NC3-65	1
017	060	881640	1120	13,515	1997053	\$1,450,000	10/15/03	\$107.29	HALLMARK AND RETAIL STORES	NC3-65	1
017	060	882390	0850	2,156	2039083	\$440,000	04/23/04	\$204.08	ROOMING HOUSE	L-3	1
017	060	882390	1500	2,466	2082443	\$542,000	11/04/04	\$219.79	SFR USE/ROOMING HOUSE	L-3	1
017	060	882390	1530	5,000	2039907	\$853,125	05/17/04	\$170.63	ROOMING HOUSE	L-3	1
017	060	882390	1575	2,546	1894993	\$400,000	06/26/02	\$157.11	HOUSE	L-3	1
017	060	882390	1620	2,865	2079771	\$630,000	10/26/04	\$219.90	ROOMING HOUSE	L-3	1
017	060	882390	1760	2,276	2094244	\$603,000	12/22/04	\$264.94	SFR	L-3	1
017	060	882390	1765	2,183	2086693	\$575,000	11/24/04	\$263.40	ROOMING HOUSE	L-3	1
017	060	882390	1980	2,262	1951257	\$570,000	04/10/03	\$251.99	ROOMING HOUSE	L-3	1
017	060	882390	2695	5,952	1882532	\$1,110,000	04/24/02	\$186.49	ROOMING HOUSE	L-3	1
017	070	092504	9214	1,966	1901445	\$312,000	07/26/02	\$158.70	NOMAD RECORDS CD & TAPES	NC2-40	1
017	070	102504	9232	7,290	1882912	\$1,317,000	04/23/02	\$180.66	LAUREL HURST PROF CTR	NC2-30	1
017	070	881990	0005	5,400	1895077	\$700,000	06/24/02	\$129.63	ECCO	NC1-40	1
017	070	881990	0020	1,982	2029930	\$350,000	04/05/04	\$176.59	J. FRANKLYN	NC1-40	1
017	080	203850	0155	6,966	1915565	\$1,595,000	09/30/02	\$228.97	PUGET CONSUMERS CO-OP	L-1 RC	1

Vacant Sales for Area 017 with Sales Used

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.
017	020	051000	1605	2,906	2014540	\$265,000	01/22/04	\$91.19	SFR	NC2-40	1
017	020	051000	2315	25,519	1916696	\$2,000,000	10/18/02	\$78.37	PAYLESS DRUG	NC2-40	1
017	020	051000	2315	25,519	2083761	\$2,450,000	11/12/04	\$96.01	PAYLESS DRUG	NC2-40	1
017	020	397540	0500	8,097	2047119	\$585,000	06/03/04	\$72.25	SFR	NC2-40	1
017	020	686520	0325	9,300	2095527	\$685,000	01/04/05	\$73.66	PANKO'S CAFE	NC2-30	1
017	020	686520	0955	22,891	2087044	\$1,850,000	11/24/04	\$80.82	VACANT	NC2-40	1
017	040	288770	1765	11,244	2040283	\$683,000	05/17/04	\$60.74	AUTO ZENTRUM/WILD WEST	NC2-40	1
017	040	510040	1231	14,790	2051108	\$1,100,000	05/21/04	\$74.37	Vacant land	NC2-40	1
017	040	510040	3439	9,860	2016626	\$592,500	01/22/04	\$60.09	LUREE'S CUTS	L-2 RC	2
017	040	510040	3816	4,930	2077450	\$350,000	10/11/04	\$70.99	BILL'S ENGRAVING	L-2 RC	1
017	040	688480	0070	13,720	1957861	\$700,000	05/08/03	\$51.02	WILD WEST TRUCKS	C1-40	1
017	040	864150	0205	12,760	2061193	\$330,000	08/05/04	\$25.86	Vacant Multi-family Land	L-3	1
017	050	365870	0100	3,060	1903872	\$350,000	08/14/02	\$114.38	SFR-SAFECO INS	NC3-65	1
017	060	082504	9091	2,400	2005301	\$195,000	11/25/03	\$81.25	RETAIL	NC2-40	1
017	060	114200	0905	16,480	1865834	\$1,800,000	01/30/02	\$109.22	Converted Res to Office. Not H&	NC3-65	2
017	060	114200	1670	4,120	1994520	\$487,500	10/09/03	\$118.33	RESIDENCE	MR	1
017	060	114600	0155	29,574	1983065	\$2,337,500	08/26/03	\$79.04	Teardown for apartments	C1-65	3
017	060	533520	0040	9,000	1941215	\$790,000	02/24/03	\$87.78	INDIA HOUSE RESTAURANT	NC3-65	1
017	060	674670	0140	17,950	1909930	\$2,850,000	09/13/02	\$158.77	BURGER KING	NC3-65	2
017	060	674670	0870	4,000	1921991	\$350,000	11/15/02	\$87.50	SINGLE FAM RES	L-3	1
017	060	674670	1715	3,000	1971053	\$250,000	07/02/03	\$83.33	SINGLE FAMILY RESIDENCE	L-3	1
017	060	861580	0075	5,400	2084116	\$400,000	11/16/04	\$74.07	DUPLEX	L-3	1
017	070	092504	9139	2,012	2049199	\$380,000	06/10/04	\$188.87	LANKFORD & ASSOC	NC2-40	1
017	070	092504	9365	8,750	1967648	\$650,000	06/20/03	\$74.29	FOX CLEANERS	C2-65	1
017	070	243620	0975	8,000	1957543	\$950,000	05/08/03	\$118.75	R B TAYLOR	C2-40	1
017	070	717480	0131	22,944	2048064	\$2,150,000	06/07/04	\$93.71	TEXACO SERVICE STATION	C1-40	1
017	070	882790	1205	4,480	1925005	\$315,000	11/22/02	\$70.31	UNIV FOREIGN USED CARS	NC1-30	1
017	080	042504	9095	13,619	2094039	\$399,853	12/30/04	\$29.36	SAXE FLORAL-GREENHOUSE	L-2 RC	1
017	080	716920	0230	9,024	1923736	\$500,000	11/22/02	\$55.41	RAVENNA RADIATOR REPAIR	NC2-40	1
017	080	716920	0245	22,570	2040229	\$2,600,000	05/19/04	\$115.20	SAXE FLORAL	L-2 RC	6
017	090	044100	0035	5,994	1955988	\$500,000	04/30/03	\$83.42	UNIVERSITY TOURING SERVICE	L-2 RC	1